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**Introduced by Senator Chesbro**

February 9, 2004

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An act to amend Section 50550.1 of the Health and Safety Code, relating to farmworker housing.

LEGISLATIVE COUNSEL'S DIGEST

SB 1188, as introduced, Chesbro. Farmworker housing.

Existing law establishes, among other housing programs, the Workforce Housing Reward Program administered by the Department of Housing and Community Development to provide local assistance for the construction or acquisition of capital assets to cities, counties, and cities and counties that provide land use approval to affordable housing developments, as specified.

This bill would require the department to provide the local assistance pursuant to the above described program to cities, counties, or cities and counties that provide land use approval to group quarters for farmworkers.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: no.

*The people of the State of California do enact as follows:*

- 1 SECTION 1. Section 50550.1 of the Health and Safety Code  
2 is amended to read:  
3 50550.1. (a) To the extent that funds are available, the  
4 department shall provide local assistance grants to a city, county,  
5 or city and county that issues a building permit for a housing  
6 development consisting of newly constructed units *or group*

1 *quarters for farmworkers* that are affordable to very low or  
2 low-income households if all of the following conditions are met:

3 (1) Final land use approval was granted to the development on  
4 or after January 1, 2004.

5 (2) (A) In the case of rental units *or group quarters for*  
6 *farmworkers*, the development is subject to a regulatory agreement  
7 recorded against the property that obligates the owner to maintain  
8 rents on the restricted units at levels affordable to very low or  
9 low-income households for at least 55 years.

10 (B) In the case of ownership housing, units shall be initially  
11 sold to households of ~~low-~~ low- or very low income at an affordable  
12 housing cost. If public funds are used to achieve an affordable  
13 housing cost, then upon the sale of an assisted unit to a low- or very  
14 low income household, the public entity shall ensure the  
15 repayment of the public funds and reuse of those funds for  
16 affordable housing for a period of at least 20 years. The proposed  
17 mechanism for restrictions of ownership units shall be consistent  
18 with criteria established by the department and specified in the  
19 Notice of Funding Availability.

20 (3) By the end of the 12-month period covered by the Notice  
21 of Funding Availability, the city, county, or city and county has an  
22 adopted housing element that the department has found pursuant  
23 to Section 65585 of the Government Code to be in substantial  
24 compliance with the requirements of Article 10.6 (commencing  
25 with Section 65580) of Chapter 3 of Division 1 of Title 7 of the  
26 Government Code and has submitted to the department the annual  
27 progress report required by Section 65400 of the Government  
28 Code within the preceding 12 months.

29 (b) For each year that funds are available, the department shall  
30 issue a Notice of Funding Availability to cover permits issued  
31 during a 12-month time period. The department shall accept  
32 applications at the close of the 12-month period. Grant amounts  
33 shall be determined as a per-bedroom incentive for each unit  
34 restricted for very low and low-income households. *The*  
35 *department may determine grant amounts for group quarters for*  
36 *farmworkers separately.* For the purposes of this section  
37 single-room occupancies and studio apartments shall be  
38 considered as one-bedroom units. The grant for very low income  
39 units shall be greater than the grant for low-income units. If the  
40 eligibility for funds exceeds the amount of funding available for



1 this program, the department shall reduce all grants  
2 proportionally.

3 (c) A city, county, or city and county that qualified for a grant  
4 from the Jobs-Housing Balance Incentive Grant Program pursuant  
5 to Section 50544 during the 2001 calendar year shall receive an  
6 additional amount of funds for each bedroom that qualifies under  
7 this section. The department shall determine the amount of the  
8 bonus grant to be awarded pursuant to this subdivision.

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